

ORDINANCE NO. 21-14

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 807.51 ACRES LOCATED ALONG THE NORTH AND SOUTH SIDE OF WOODMEN ROAD BETWEEN MOHAWK ROAD AND GOLDEN SAGE ROAD ESTABLISHING A PUD/AO (PLANNED UNIT DEVELOPMENT: COMMERCIAL, INDUSTRIAL, CIVIC, SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, OPEN SPACE AND PARKS, AS DEFINED BY THE BANNING LEWIS RANCH NORTH ZONING AND DESIGN STANDARDS, WITH MAXIMUM RESIDENTIAL DENSITY OF 2900 DWELLING UNITS AND AN AIRPORT OVERLAY) ZONE

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLORADO SPRINGS:

Section 1. The zoning map of the City of Colorado Springs is hereby amended by the establishment of a PUD/AO (Planned Unit Development: commercial, industrial, civic, single-family residential, multi-family residential, open space and parks, as defined by the Banning Lewis Ranch North Zoning and Design Standards, with maximum residential density of 2900 dwelling units and an airport overlay) zone district consisting of 807.51 acres located along the north and south side of Woodmen Road between Mohawk Road and Golden Sage Road, as described in Exhibit A and depicted in Exhibit B, both of which are attached hereto and made a part hereof, pursuant to the Zoning Ordinance of the City of Colorado Springs.

Section 2. This ordinance shall be in full force and effect from and after its final adoption and publication as provided by Charter.

Section 3. Council deems it appropriate that this ordinance be published by title and summary prepared by the City Clerk and that this ordinance be available for inspection and acquisition in the office of the City Clerk.

Introduced, read, passed on first reading and ordered published this 12th day of January, 2021.

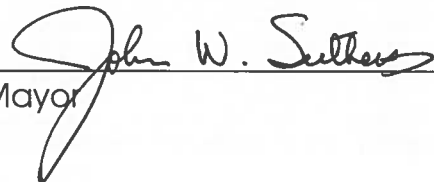
Finally passed: January 26th 2021



Council President

Mayor's Action:

- Approved on January 28, 2021.
- Disapproved on _____, based on the following objections:




Mayor

Council Action After Disapproval:

- Council did not act to override the Mayor's veto.
- Finally adopted on a vote of _____, on _____.
- Council action on _____ failed to override the Mayor's veto.

Council President

ATTEST:



Sarah B. Johnson, City Clerk



COLORADO
SEPTEMBER 3, 1876

I HEREBY CERTIFY, that the foregoing ordinance entitled “AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 807.51 ACRES LOCATED ALONG THE NORTH AND SOUTH SIDE OF WOODMEN ROAD BETWEEN MOHAWK ROAD AND GOLDEN SAGE ROAD ESTABLISHING A PUD/AO (PLANNED UNIT DEVELOPMENT: COMMERCIAL, INDUSTRIAL, CIVIC, SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, OPEN SPACE AND PARKS, AS DEFINED BY THE BANNING LEWIS RANCH NORTH ZONING AND DESIGN STANDARDS, WITH MAXIMUM RESIDENTIAL DENSITY OF 2900 DWELLING UNITS AND AN AIRPORT OVERLAY) ZONE” was introduced and read at a regular meeting of the City Council of the City of Colorado Springs, held on January 12th, 2021; that said ordinance was finally passed at a regular meeting of the City Council of said City, held on the 26th day of January 2021, and that the same was published by title and summary, in accordance with Section 3-80 of Article III of the Charter, in the Transcript on January 15th and the Gazette on February 1st, both newspapers published and in general circulation in said City, at least ten days before its passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City, this 28th day of January 2021.


Sarah E. Johnson, City Clerk



1st Publication Date: January 15th, 2021
2nd Publication Date: February 1st, 2021

Effective Date: February 6th, 2021

Initial: SBJ
City Clerk



619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

JOB NO. 2505.01-02R
JUNE 17, 2019
REVISED AUGUST 28, 2019
REVISED DECEMBER 18, 2019
PAGE 1 OF 4

EXHIBIT A

LEGAL DESCRIPTION: ZONE CHANGE BOUNDARY

A PARCEL OF LAND BEING A PORTION OF SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF ANNEXATION PLAT – JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1- $\frac{1}{2}$ " ALUMINUM SURVEYORS CAP STAMPED " D & B CO LS 17664" IS ASSUMED TO BEAR S89°07'50"E, A DISTANCE OF 1120.00 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF PAWNEE RANCHEROS, FILING NO. 1 RECORDED IN PLAT BOOK I-2 AT PAGE 28, RECORDS OF EL PASO COUNTY, COLORADO SAID POINT BEING ON THE NORTH LINE OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N89°46'29"E, ON SAID NORTH LINE OF SECTION 3, A DISTANCE OF 2684.33 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, SAID POINT BEING THE NORTHWESTERLY CORNER OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK O-3 AT PAGE 94;

THENCE S00°45'12"W, ON THE EAST LINE OF SAID SECTION 3, THE WESTERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 2 AND THE WESTERLY BOUNDARY OF THE MEADOWS FILING NO. 1 RECORDED IN PLAT BOOK N-3 AT PAGE 125, A DISTANCE OF 3026.62 FEET TO THE SOUTHWESTERLY CORNER OF SAID THE MEADOWS FILING NO. 1;

THENCE S89°08'23"E, ON THE SOUTHERLY BOUNDARY OF SAID THE MEADOWS FILING NO. 1, A DISTANCE OF 2087.61 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF AND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409;

THENCE S00°45'18"W, ON THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409, THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5095 AT PAGE 347 AND A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 6708 AT PAGE 352, A DISTANCE OF 2086.66 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°06'47"E, ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, AND THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 6708 AT PAGE 352, A DISTANCE OF 570.70 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2;

THENCE S89°08'14"E, ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, THE SOUTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN BOOK 6708 AT PAGE 352 AND THE SOUTHERLY BOUNDARY OF SAID PARCEL OF AND

DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 215124409, A DISTANCE OF 1113.27 FEET;
THENCE ON THE EASTERLY RIGHT OF WAY LINE OF GOLDEN SAGE ROAD AS PLATTED IN ROLLING THUNDER BUSINESS PARK RECORDED UNDER RECEPTION NO. 208712872 AND THE NORTHERLY EXTENSION THEREOF, THE FOLLOWING (8) EIGHT COURSES:

1. S00°08'46"W, A DISTANCE OF 639.93 FEET;
2. S45°30'33"W, A DISTANCE OF 42.16 FEET;
3. N89°07'40"W, A DISTANCE OF 13.08 FEET;
4. S00°52'20"W, A DISTANCE OF 80.00 FEET;
5. S89°07'40"E, A DISTANCE OF 14.09 FEET;
6. S44°29'27"E, A DISTANCE OF 42.69 FEET;
7. S00°08'46"W, A DISTANCE OF 7.37 FEET;
8. S89°51'14"E, A DISTANCE OF 100.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF ANNEXATION PLAT – JACKSON FULLER SUBSTATION RECORDED UNDER RECEPTION NO. 096113301;

THENCE S00°08'46"W, ON SAID WESTERLY BOUNDARY, A DISTANCE OF 938.80 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ANNEXATION PLAT – BANNING-LEWIS RANCH NO. 2 RECORDED IN PLAT BOOK D-4 AT PAGE 67;

THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING (2) COURSES:

1. N89°08'43"W, A DISTANCE OF 3883.63 FEET;
2. S89°52'06"W, A DISTANCE OF 3954.87 FEET;

THENCE N00°13'08"W, ON THE EASTERLY BOUNDARY OF SAID ANNEXATION PLAT-BANNING-LEWIS RANCH NO. 2, A DISTANCE OF 394.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°57'52"W, ON SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 10, SAID POINT BEING THE NORTHEASTERLY CORNER OF ANNEXATION PLAT-BANNING-LEWIS RANCH NO. 10;

THENCE N00°13'08"W, ON THE EASTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 213120770 AND ON THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 1360.02 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID PAWNEE RANCHEROS, FILING NO. 1;
THENCE ON THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PAWNEE RANCHEROS, FILING NO. 1, THE FOLLOWING (4) FOUR COURSES:

1. N89°51'17"E, A DISTANCE OF 93.58 FEET TO THE SOUTHEASTERLY CORNER OF SAID PAWNEE RANCHEROS, FILING NO. 1;
2. N00°01'35"E, A DISTANCE OF 3924.92 FEET;
3. N89°31'52"E, A DISTANCE OF 1324.07 FEET;
4. N02°04'36"E, A DISTANCE OF 1147.17 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS CALCULATED AREA OF 847.580 ACRES.

EXCEPTING THEREFROM THE FOLLOWING (7) SEVEN DESCRIBED PARCELS OF LAND:

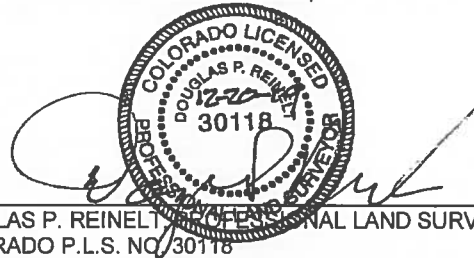
1. WOODMEN ROAD AS RESERVED IN ROAD BOOK A AT PAGE 78. CONTAINING A CALCULATED AREA OF 424,090 SF. (9.736 ACRES)
2. A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 203257475. CONTAINING A CALCULATED AREA OF 26,725 SF. (0.614 ACRES)

3. A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 203296741. CONTAINING A CALCULATED AREA OF 11,987 SF (0.275 ACRES)
4. THAT PORTION OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 203296742 LYING WESTERLY OF THE NORTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF ROLLING THUNDER BUSINESS PARK RECORDED UNDER RECEPTION NO. 208712872. CONTAINING A CALCULATED AREA OF 605,674 SF (13.904 ACRES)
5. PARCEL 209 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510. CONTAINING A CALCULATED AREA OF 24,292 SF, (0.558 ACRES)
6. PARCEL 210 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510. CONTAINING A CALCULATED AREA OF 12,127 SF, (0.278 ACRES)
7. PARCEL 211 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 208022510. CONTAINING A CALCULATED AREA OF 640,556 SF, (14.705 ACRES)

CONTAINING A NET CALCULATED AREA OF 807.510 ACRES.

LEGAL DESCRIPTION STATEMENT:

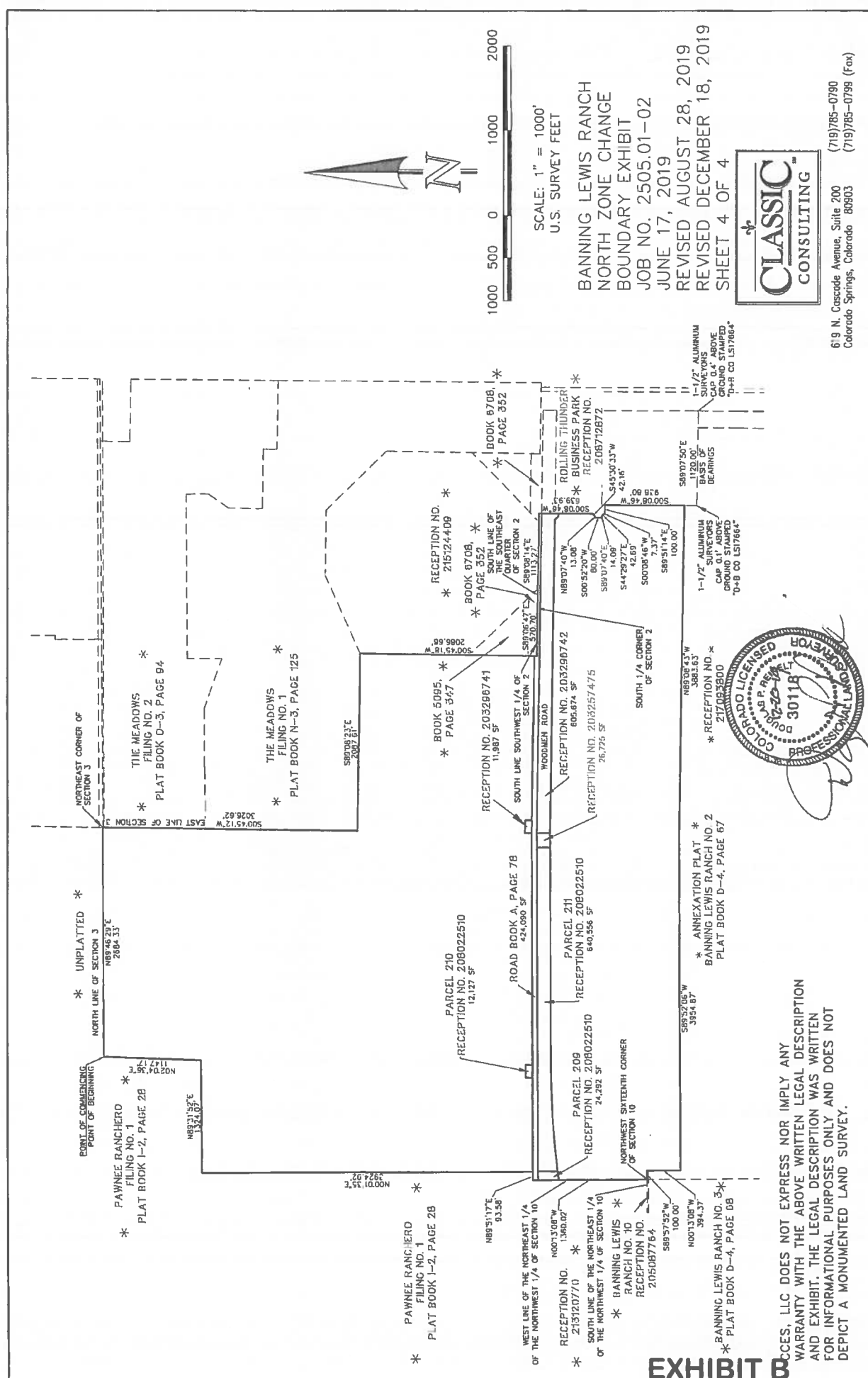
I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



The seal is circular with the text "COLORADO LICENSED PROFESSIONAL LAND SURVEYOR" around the perimeter. Inside the seal, the name "DOUGLAS P. REINELT" and the number "30118" are visible. A handwritten signature is written over the seal.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

DEC 20, 2019
DATE

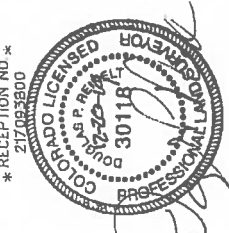


SCALE: 1" = 1000'
 U.S. SURVEY FEET

BANNING LEWIS RANCH
 NORTH ZONE CHANGE
 BOUNDARY EXHIBIT
 JOB NO. 2505.01-02
 JUNE 17, 2019
 REVISED AUGUST 28, 2019
 REVISED DECEMBER 18, 2019
 SHEET 4 OF 4



619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (Fax)



ACCEPTS, LLC DOES NOT EXPRESS NOR IMPLY ANY WARRANTY WITH THE ABOVE WRITTEN LEGAL DESCRIPTION AND EXHIBIT. THE LEGAL DESCRIPTION WAS WRITTEN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT DEPICT A MONUMENTED LAND SURVEY.

EXHIBIT B

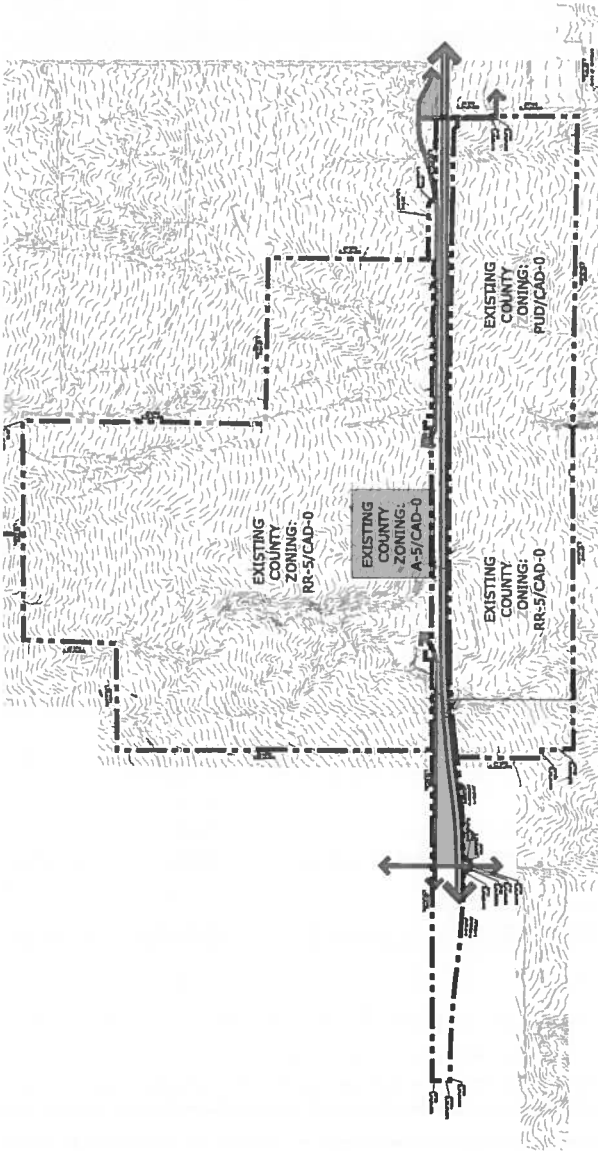
BANNING LEWIS RANCH NORTH

A PORTION OF SECTIONS 2, 3, 10 AND 11, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

CITY OF COLORADO SPRINGS, COLORADO

ZONE CHANGE

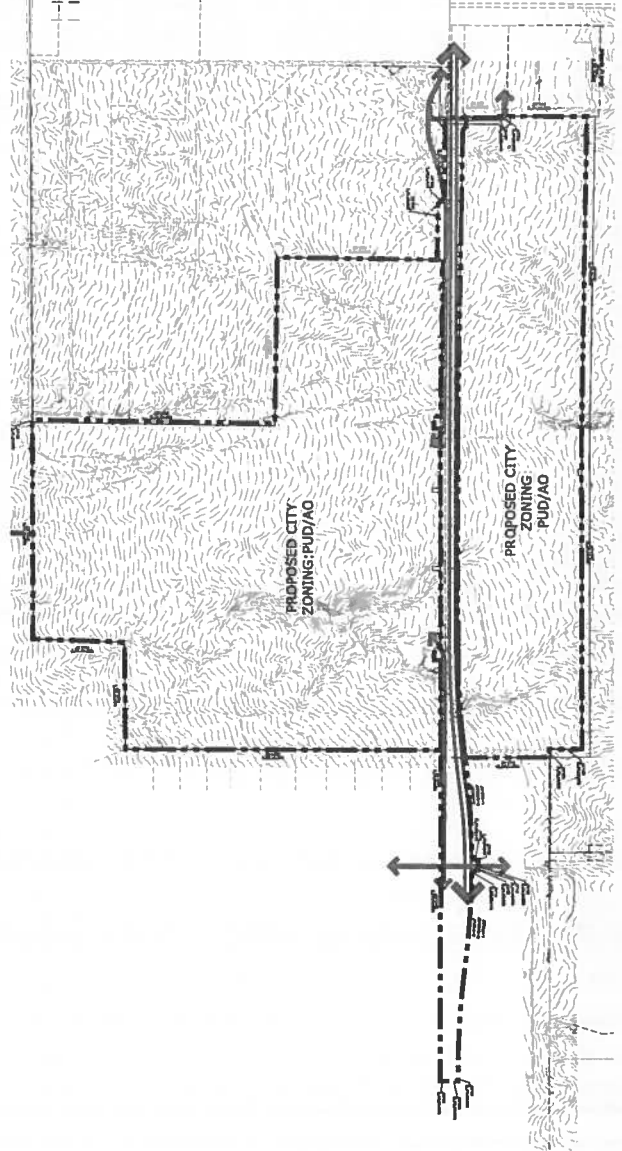
EXISTING ZONING:
 RR-5 RURAL RESIDENTIAL
 A-5 AGRICULTURE
 PUD PLANNED UNIT DEVELOPMENT
 CAD-0 COMMERCIAL AIRPORT DISTRICT



PROPOSED ZONING: ORD #
 PUD PLANNED UNIT DEVELOPMENT
 AO AIRPORT OVERLAY

PUD (PLANNED UNIT DEVELOPMENT); COMMERCIAL, INDUSTRIAL, CIVIC, SINGLE-FAMILY RESIDENTIAL, AGRICULTURE, AND OTHER USES ARE PERMITTED BY THE BANNING LEWIS RANCH NORTH ZONING AND DESIGN STANDARDS WITH MAXIMUM RESIDENTIAL DENSITY OF 25000 DWELLING UNITS) ALONG WITH THE CONDITIONS OF RECORD TO INCLUDE:

1. LAND USE ESTABLISHMENT SHALL COMPLY WITH THE BANNING LEWIS RANCH NORTH MASTER PLAN (CPC MP 19-00123)
2. ALL DEVELOPMENT SHALL COMPLY WITH THE BANNING LEWIS RANCH NORTH PUD CONCEPT PLAN (CPC PUP 19-00125)



N.E.S. Inc.
 419 N. Comanche Avenue, Suite 200
 Colorado Springs, CO 80902
 Tel: 719.441.0073
 Fax: 719.441.0281
 www.nesland.com

BANNING LEWIS
 RANCH NORTH
 HORWOOD

DATE: 11.28.19
 BY: [Signature]
 CHECKED: [Signature]

NO.	DATE	BY	DESCRIPTION
1	11.28.19	[Signature]	PRELIMINARY
2	12.10.19	[Signature]	REVISED

ZONE CHANGE
 EXHIBIT

2
 2 OF 2

CPC FILE: 19-00124

